

3058882 05/02/2003 02:15P Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

FUTURE LAKE
THE SHORES
ZONED OS

THE SHORES
ZONED OS

EXISTING TOWN LIMITS

GODDING-HOLLOW DRAINAGE WAY

THE SHORES
ZONED OS

100' YR FLOOD PLAIN PER FIRM MAP
PANEL NO. 080266 0855 C
ZONE C PER FIRM MAP PANEL
NO. 080266 0855 C

FLOOD PLAIN DELINEATION
NOT A PART OF THE SURVEYOR'S
STATEMENT SHOWN HEREON.

148,027 SF
3.40 ACRES

E1/4 COR.
SEC. 2, T2N, R68W
3-1/4" ALUM. CAP
L.S. 23500

ALMO ANNEXATION to the TOWN OF FIRESTONE

BEING A PORTION OF SECTION 2,
TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

SITE DATA

TOTAL AREA: 3.40 ACRES
TOTAL PERIMETER: 1627.28 FEET
ONE-SIXTH (1/6) OF PERIMETER: 271.21 FEET
CONTIGUOUS TO CITY LIMITS: 1627.28 FEET

BASIS OF BEARINGS: SOUTH LINE OF THE SE 1/4 OF SEC. 2
T2N, R68W, 6TH P.M. BEARING N89°25'07"W

A PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN
PER FIRM MAP PANEL NO. 080266 0855 C. THE REMAINDER OF THE
PROPERTY IS IN C ZONE.

NOTES:

- 1) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION
BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU
FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON
ANY DEFECT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF
THE CERTIFICATION SHOWN HEREON.
- 2) THIS ANNEXATION MAP IS NOT A LAND SURVEY PLAT OR IMPROVEMENT
SURVEY PLAT. BOUNDARY DETERMINATIONS ARE NOT A PART OF THE
SURVEYOR'S STATEMENT SHOWN HEREON.

SURVEYOR'S STATEMENT:

I, JAMES M. PECK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE
STATE OF COLORADO, DO HEREBY STATE THAT THE ANNEXATION MAP SHOWN
HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND
AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID
PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF FIRESTONE.

James M. Peck
29425
2/19/03

JAMES M. PECK, L.S. #29425

OWNER/DEVELOPER

SIMON RYU
2143 HACKBERRY CIRCLE
LONGMONT, COLORADO 80501
303-775-8572

TECHNICAL CONSULTANT

PARK ENGINEERING CONSULTANTS
420 21 ST AVENUE
LONGMONT, COLORADO 80501
303-651-6626

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF WELD)
I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY
OFFICE AT _____ O'CLOCK _____ M., THIS _____
DAY OF _____ A.D. 2003, AND IS RECORDED IN
PLAT BOOK NO. _____, PAGE NO. _____, RECEPTION
NO. _____
FEES _____ PAID.

CLERK AND RECORDER

BY: DEPUTY

OWNERS APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT I, SIMON RYU BEING THE SOLE
OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED LAND, TO WIT:

LOT A OF RECORDED EXEMPTION NO. 1313-2-4-RE405, AS PER MAP RECORDED
AUGUST 3, 1979 IN BOOK 877 AS RECEPTION NO. 1798841, BEING PART OF THE
SE1/4 OF THE SE1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF
THE 6TH P.M., WELD COUNTY, COLORADO, EXCEPT THE SOUTH 30.00 FEET, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE
N 89°25'07" W ALONG THE SOUTH LINE OF SAID SECTION 2, A DISTANCE OF
3.00 FEET; THENCE N 01°31'48" E A DISTANCE OF 30.00 FEET, PARALLEL WITH
AND 3.00 FEET WEST OF, BY PERPENDICULAR MEASUREMENT, THE EAST LINE OF
THE SOUTHEAST QUARTER OF SAID SECTION 2, TO A POINT ON THE NORTH
RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 24 AND THE TRUE POINT OF
BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE N 89°25'07" W A
DISTANCE OF 414.12 FEET; THENCE N 17°05'42" E A DISTANCE OF 200.12 FEET;
THENCE N 30°27'35" E A DISTANCE OF 207.93 FEET; THENCE N 62°58'03" E A
DISTANCE OF 295.78 FEET; THENCE S 01°31'48" W 509.33 FEET TO THE TRUE
POINT OF BEGINNING.

CONTAINING AN AREA OF 3.40 ACRES, MORE OR LESS

HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE ANNEXED UNDER
THE NAME OF ALMO ANNEXATION.

OWNER: SIMON RYU

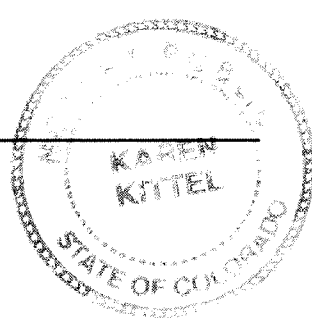
Simon Ryu

STATE OF COLORADO)
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21ST DAY
OF FEBRUARY, 2003, BY SIMON RYU

WITNESS MY HAND AND OFFICIAL SEAL

Karen Kittel
NOTARY PUBLIC
4/27/05
MY COMMISSION EXPIRES



TOWN APPROVAL:

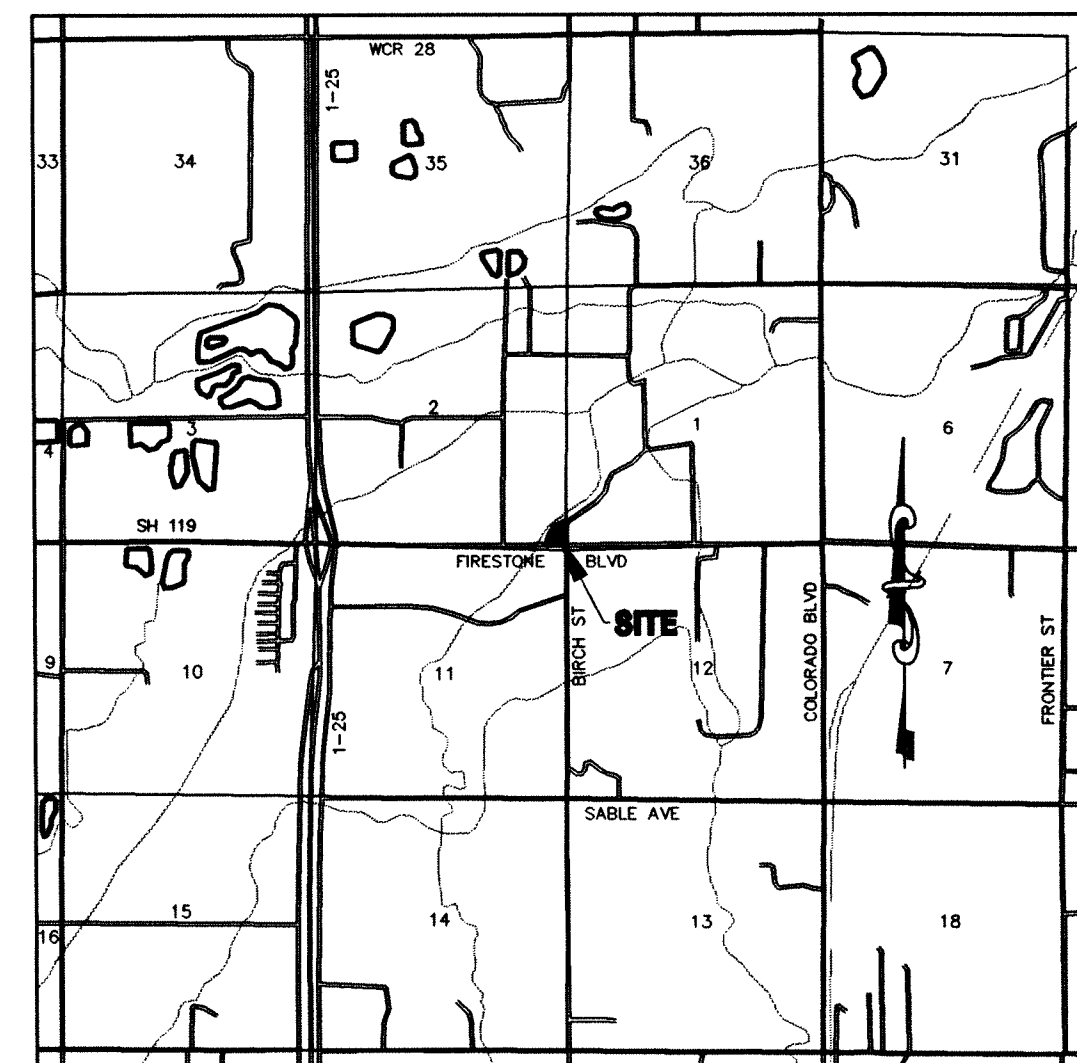
THIS IS TO CERTIFY THAT THE ALMO ANNEXATION WAS
APPROVED ON THE 28th DAY OF MARCH, 2002, BY
ORDINANCE NO. 493 AND THAT THE MAYOR OF
THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF
FIRESTONE, HEREBY ACKNOWLEDGES SAID ANNEXATION UPON
WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES
INDICATED THEREON.

Mayor

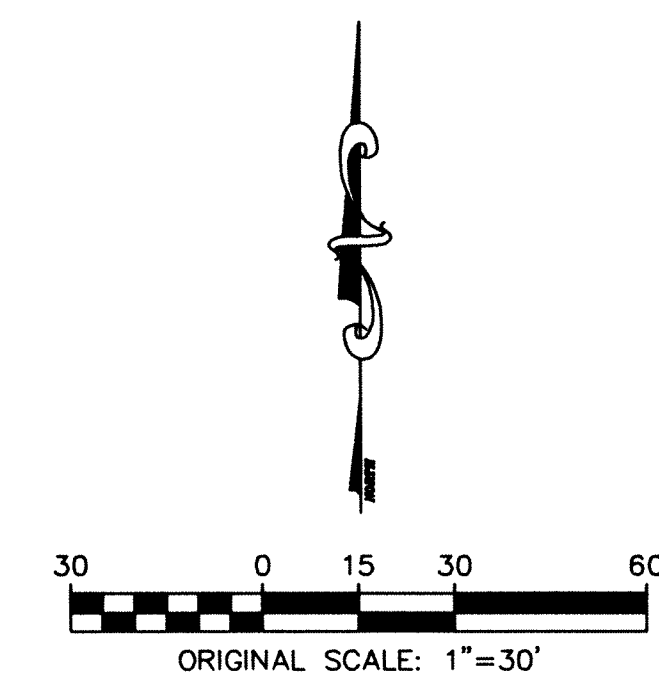
MAYOR

ATTEST:

Judy L. Ngwood
TOWN CLERK



VICINITY MAP



FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL:	ALMO ANNEXATION
TYPE OF SUBMITTAL:	ANNEXATION
FILE NUMBER:	N/A
PHASE NUMBER:	N/A
SHEET TITLE:	ANNEXATION MAP
PREPARATION DATE:	12/07/01
REVISION DATE:	2/27/02
REVISION DATE:	3/22/02
REVISION DATE:	
REVISION DATE:	

SHEET 1 OF 2

ALMO ANNEXATION to the TOWN OF FIRESTONE
LOT A RECORDED EXEMPTION NO. 1313-2-4-RE405, SE1/4, SE1/4,
SEC.2, T.2N., R.68W 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.



eastlake
surveying
company

P.O. BOX 1143 12500 FIRST STREET EASTLAKE, CO 80614 303-252-8881

SCALE: 1" = 30'
FILE NO. 3441Ax01
DATE: 3/22/02